



**SCOTTSDALE DEVELOPMENT REVIEW BOARD
KIVA - CITY HALL
3939 N. DRINKWATER BOULEVARD
OCTOBER 23, 2003
APPROVED 11-06-2003**

PRESENT: Robert Littlefield, Council Member
David Barnett, Planning Commission Member
Michael D'Andrea, Design Member
Anne Gale, Design Member

ABSENT: E.L. Cortez, Vice Chairman
Jeremy Jones, Design Member
Michael Schmitt, Design Member

STAFF: Jayna Shewak
Curtis Kozall
Al Ward

CALL TO ORDER

The regular meeting of the Scottsdale Development Review Board was called to order by Councilman Littlefield at 1:00 p.m.

ROLL CALL

A formal roll call confirmed members present as stated above.

MINUTES APPROVAL

1. September 18, 2003 DRB Minutes

MR. BARNETT MADE A MOTION TO APPROVE THE SEPTEMBER 18, 2003 MEETING MINUTES AS PRESENTED. SECOND BY MR. D'ANDREA.

THE MOTION PASSED BY A VOTE OF FOUR (4) TO ZERO (0).

APPROVED 11-06-2003 - bdf

CONSENT AGENDA

2. 7-MS-2003 **The Scottsdale Shops (Northsight) –
Master Sign Plan**
Elevations & Details
8680 N. Northsight Boulevard
KDRA Architects, Architect/Designer
3. 55-DR-2003 **Northsight Retail & AutoZone**
Site Plan & Elevations
14760 N. Northsight Boulevard
RHL Design Group, Architect/Designer

(PULLED TO REGULAR AGENDA.)

MR. BARNETT MOVED TO APPROVE CASE 7-MS-2003. SECOND BY MR. D'ANDREA.

THE MOTION PASSED BY A VOTE OF FOUR (4) TO ZERO (0).

REGULAR AGENDA

3. 55-DR-2003 **Northsight Retail & AutoZone**
Site Plan & Elevations
14760 N. Northsight Boulevard
RHL Design Group, Architect/Designer

MR. WARD presented this case as per the project coordination packet. Staff recommends approval, subject to the attached stipulations.

MR. BARNETT stated it would be his inclination to move one of the buildings up closer to the road to keep the normal flow that is going on that entire side of the road for close to a quarter mile. He asked the applicant to address if that would be possible, and how that conversation went with staff.

JESSE MACIAS, RHL Design Group, 6991 E. Camelback Rd. Suite B-308, stated they felt they had produced a site plan that is complimentary and conducive to the surrounding area. He further stated this was not an issue that came up until after they had staff approval. When it did come up they looked at that option, but they felt their plan was appropriate with the frontage toward the street.

MR. BARNETT stated they have a nice elevation and he liked the way it is laid out but is not consistent with the area.

COUNCILMAN LITTLEFIELD inquired about staff's thinking on this. He stated staff had mentioned earlier they had considered this as a possible change and rejected that what was the thinking on that. Mr. Ward stated with Pizza UNO located immediately to the north of the site, staff wondered if the restaurant portion now on the south side of the

proposed project couldn't be moved up and placed toward the frontage or middle of the site to line up with Pizza UNO. It had to do with the Auto Zone; they have a typical parking lot in front yard between the street and building. They indicated that was an unsatisfactory solution for them and staff accepted that comment.

MR. BARNETT MOVED TO DENY CASE 55-DR-2003 AND ASK THE APPLICANT TO COME BACK WITH AN AMENDED SITE PLAN. SECOND BY MR. D'ANDREA.

THE MOTION FAILED BY A VOTE OF TWO (2) TO TWO (2) WITH COUNCILMAN LITTLEFIELD AND MS. GALE DISSENTING.

MS. SHEWAK inquired if the Board would like to continue the case to allow the applicant to continue working so they wouldn't have to reapply.

MR. BARNETT MOVED TO CONTINUE CASE 55-DR-2003. SECOND BY MR. D'ANDREA.

THE MOTION PASSED BY A VOTE OF FOUR (4) TO ZERO (0).

4. 54-DR-2003

Chevron Oil Stop
Site Plan & Elevations
7555 E. Camelback Rd
Gerald Deines Architect,
Architect/Designer

MR. WARD presented this case as per the project coordination packet. Staff recommends approval, subject to the attached stipulations.

COUNCILMAN LITTLEFIELD inquired about the canopy stipulation. Mr. Ward stated at the study session he did mention an additional stipulation regarding the blue canvas canopy on the northwest side of the building. Staff has concerns that it would become tattered or discolored by the sun, and stipulated that the canopy be metal.

MR. BARNETT stated in the study session staff had indicated the applicant had concerns about some of the stipulations. He inquired what stipulations concerned the applicant. Mr. Ward stated the applicant has concerns about the steel canopy and would prefer the canvas. Their other concern was about the east elevation of the site, which faces both Miller Road and the residences across street to the east. Staff stipulated that 75 percent of the roll-up glass either be opaque or translucent.

MORT HOLAND, Gerald Deines Architecture, 5801 S. McClintock Drive, Tempe, AZ, stated their biggest concern is that there would be expensive equipment in the buildings, and for security reasons they would like all of the glass to be clear so the police can see in easily at night. With regard to the canopy, Chevron uses the blue canopy on all of their buildings so they would like to keep it blue canvas. They are committed to changing it the canopy out every three years even if it is in good shape.

MS. GALE stated she felt opaque glass was more industrial and would prefer the clear glass if they could restrain them from putting signs on the inside windows. Mr. Holland stated that with the roll-up doors it is close to impossible to put up signs.

MR. D'ANDREA stated the applicant had mentioned security and he felt the opaque glass would be a benefit to the applicant if they have expensive equipment; otherwise someone could go right up to the glass panel to see inside. He further stated he would support the staff recommendation for the opaque glass.

MR. BARNETT stated he is in favor of the opaque glass on the east side because it makes it significantly nicer for the neighborhood.

MR. BARNETT MOVED TO APPROVE CASE 54-DR-2003 WITH THE ATTACHED STIPULATIONS AND THE ADDITIONAL STIPULATION ON 5B.

MR. D'ANDREA inquired if the maker of the motion wanted to separate the two stipulations regarding the glass and canopy since he was okay with the canvas canopy.

COUNCILMAN LITTLEFIELD stated they could vote separately on the stipulations.

MR. BARNETT MOVED TO APPROVE CASE 54-DR-2003 SITE PLAN ONLY. SECOND BY MR. D'ANDREA.

THE MOTION PASSED BY A VOTE OF FOUR (4) TO ZERO (0).

MR. D'ANDREA MOVED TO REJECT THE STIPULATION FOR THE CANOPY ON CASE 54-DR-2003. SECOND BY MS. GALE.

THE MOTION PASSED BY A VOTE OF THREE (3) TO ONE (1) WITH MR. BARNETT DISSENTING.

MR. BARNETT MOVED TO APPROVE CASE 54-DR-2003 ELEVATIONS TO INCLUDE THE OPAQUE GLASS STIPULATION. SECOND BY MR. D'ANDREA.

THE MOTION PASSED BY A VOTE OF THREE (3) TO ONE (1) WITH MS. GALE DISSENTING.

ADJOURNMENT

With no further business to discuss, the regular meeting of the Scottsdale Development Review Board was adjourned at 1:30 p.m.

Respectfully Submitted

"For the Record" Court Reporters